

Syracuse Planning Commission

Application for THREE-MILE LIMIT SUBDIVISION REVIEW

City Hall Commons • Room 101 • 201 E. Washington Street • Syracuse, NY 13202-1426 • 315-448-8640

For Office Use:
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION:
ADDRESS of subdivision:
TOWN of:
TAX MAP NUMBER(S):
ZONING DESIGNATION:

APPLICANT INFORMATION:

NAME: PHONE:
MAILING ADDRESS:

CONTACT PERSON: (If someone other than applicant is to be contacted to answer questions)

NAME: PHONE: *hm 315 4302548 cell*

REASON FOR REQUEST: (Please be specific regarding use of each lot; i.e. two-family house, yard area, grocery store, etc.)

Primary

APPROVAL INFORMATION:

APPROVED by Town or Village as a Preliminary Plan
 Final Plan

on Date:

DECLARATION:

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

John J. Hayes

9-8-19

CURRENT PROPERTY OWNER SIGNATURE

DATE

John J Hayes seller

Please legibly PRINT SIGNATURE NAME and TITLE

REQUIRED SUBMITTALS FOR THREE MILE LIMIT APPLICATIONS

NOTE: All applications must contain the following information before being considered complete. Any incomplete applications will be returned.

- APPLICATION:** Completely filled out
- SHORT ENVIRONMENTAL ASSESSMENT FORM:** Completely filled out and signed
- SUBDIVISION MAPS:** Five (5) copies drawn by a licensed land surveyor (indicating existing and proposed lots along with their addresses and new lot numbers) Map must show complete parcel owned by applicant. *Have your land surveyor contact the County Health Department (435-6600 x 8235) prior to the drawing of your Subdivision/Resubdivision Map to find out what is required on the map.*
 - **Reduced copy (11"x17") must also be submitted if original maps are larger than (11x17)**
- APPROVAL RESOLUTION or letter from governing municipality**
- Stormwater Pollution Prevention Plan (SWPPP)** must be submitted which is in accordance with NYSDEC regulations **if proposed subdivision is tributary to a watershed within the City of Syracuse.**

Short Environmental Assessment Form

Part 1 - Project Information

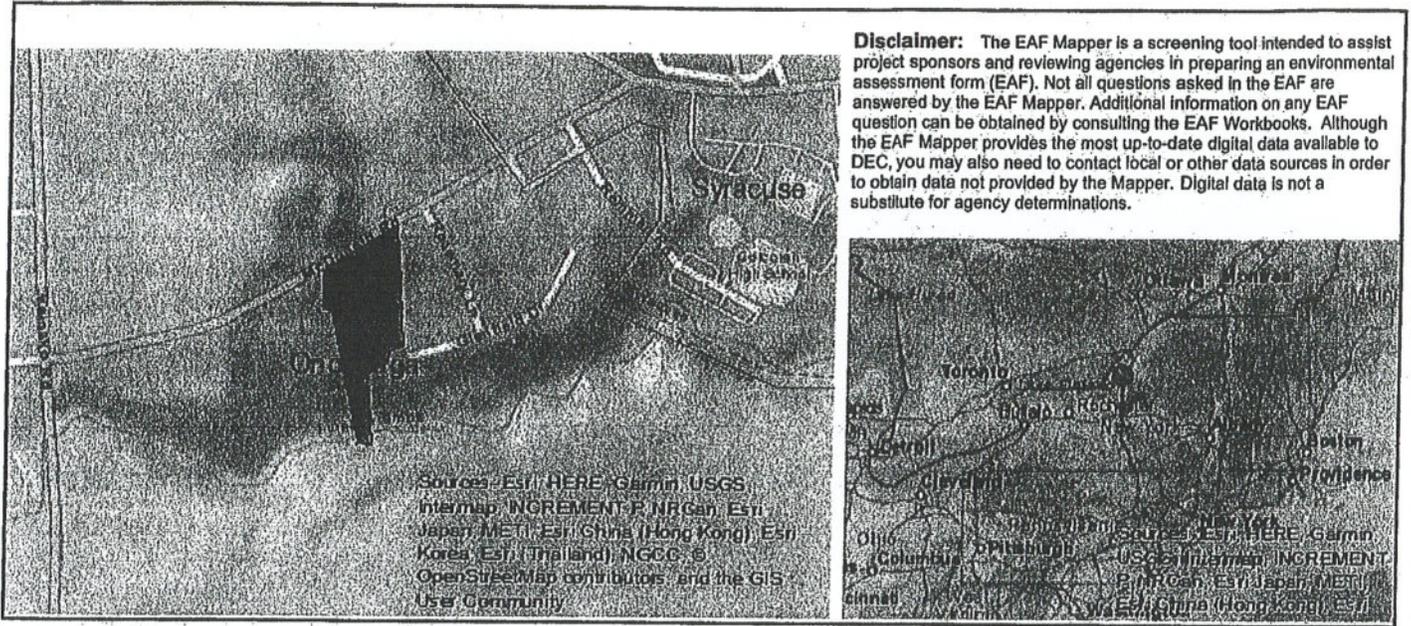
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Hayes - Belle Subdivision			
Project Location (describe, and attach a location map): South side of McDonald Road approximately 250 feet westerly from Rosemary Lane.			
Brief Description of Proposed Action: Subdivide a 10' by 150 feet parcel of land from the lands of Hayes (Tax ID 18-1-12) along their easterly line, then convey said parcel and consolidate it with lands of Belle (Tax ID 18-1-18).			
Name of Applicant or Sponsor: Jack Hayes		Telephone: 315-657-7057 E-Mail: Jackjhayes@yahoo.com	
Address: 4840 McDonald Road			
City/PO: Syracuse		State: NY	Zip Code: 13215
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: 3-mile City of Syracuse Review		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.82 acres (HAYES)	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.82 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>Federal Wetlands along Furnace Brook at south end of property.</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Onondaga Planning Bd</u>	<u>5/13/13</u>
Name of Lead Agency	Date
<u>MARC A MALFITANO</u>	<u>CHAIRMAN</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Marc A Malfitano</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

DAVID C. BAKER
5577 Bull Hill Road
LaFayette, NY 13084

TOWN HALL
5020 Ball Road · Syracuse, NY 13215

MARC A. MALFITANO, Chairman
5155 Jupiter Inlet Way
Syracuse, NY 13215

LINDA M. CAMPBELL
4929 MacGregor Lane
Syracuse, NY 13215

JAMES MAHANEY
4934 Horizon Terrace
Syracuse, NY 13215

**Meeting Conducted at 7:30 p.m.
June 10, 2019**

Present:

Marc Malfitano, Chairman
Linda Campbell
Alfred Fuller
James Mahaney
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:31 p.m. noting that Mr. Baker is excused.

Amidon Subdivision

Having received the affidavit of publication of the Notice of Public Hearing dated May 26, 2019, Chairman Malfitano called the public hearing in the matter of the Amidon Subdivision open. Robert Amidon appeared before the Planning Board proposing to subdivide out a 2 acre lot from the 54 acre property located on Beef Street. The 2 acre lot is located on the north end corner of the property along Beef Street.

An updated plan was provided and the applicant noted that the rear setback line and distance had been corrected as requested by the codes office. A letter from the town engineer dated May 22, 2019, indicating that the plan last revised May 18, 2019, is in general conformance was presented for the file. A copy of the septic design dated April 15, 2019, approved by the Onondaga County Health Department was also presented for the record.

Chairman Malfitano informed the Planning Board that the Resolution of the Onondaga County Planning Board dated May 15, 2019, for this subdivision had been received. The Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and offered the following comments:

The Board encouraged the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts.

There being no further questions or comments, Chairman Malfitano declared the public hearing closed.

Chairman Malfitano then made a motion based upon a plan last revised May 18, 2019, to approve the preliminary plan for the Amidon Subdivision, waive further public hearing, grant final approval and ratify and reaffirm the prior SEQR determination. The plan to be submitted for signature must include a correction on the rear yard setback for Lot 2 which is a minimum of 50 feet. Ms. Campbell seconded the motion and with all in favor it passed unanimously.

Hayes/Belle Subdivision

Having received the affidavit of publication of the Notice of Public Hearing dated May 26, 2019, Chairman Malfitano called the public hearing in the matter of the Hayes/Belle Subdivision open.

John Hayes of 4840 McDonald Road appeared seeking approval to subdivide a portion of his property to Susan Belle to correct a lot line disagreement.

Chairman Malfitano informed the Planning Board that the Resolution of the Onondaga County Planning Board dated June 5, 2019, for this subdivision had been received. The Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Chairman Malfitano noted that the codes enforcement officer advised that there is another encroachment on Mr. Hayes' lot. He asked Mr. Hayes if he would be seeking any further revision or request related to that encroachment. Mr. Hayes responded that he would not and also noted that the property owner who has a shed within his property has been notified and has agreed to take down the shed and put it within their own property boundaries.

A letter from the town engineer dated May 30, 2019, indicating that the plan dated March 14, 2019, last revised May 28, 2019, is in conformance with the town requirements was presented for the file.

There being no further comments or questions, Chairman Malfitano declared the public hearing closed.

Chairman Malfitano then made a motion based upon a plan dated March 14, 2019, last revised May 28, 2019, prepared by Cottrell Land Surveyors, PC, to approve the preliminary plan for the Hayes-Belle Subdivision, waive further public hearing, grant final approval and ratify and reaffirm the prior SEQR determination. This approval is conditioned on filing a recombined deed for which the note is shown on the plan. Mr. Mahaney seconded the motion and with all in favor it passed unanimously.

There was further discussion about the process. Chairman Malfitano explained that Mr. Hayes would not be required to file a revised deed because if the abstract is updated in the future, the filed subdivision map will provide lot dimension information as the last recorded instrument.

Talev Heights Subdivision

Peter Talev appeared with his two brothers to discuss their property located on Griffin Road. Mr. Talev explained that the three brothers own 26.7 acres located behind their homes that is composed of farmland and woods. They are seeking approval to divide the property into three separate parcels. Additionally, each brother separately owns property in the rear of the vacant land where their houses are located on Griffin Road.

There was discussion regarding the map and the various lots. The property was originally a subdivision of 5 lots done in 1981.

Chairman Malfitano suggested that this matter be placed on the June 24, 2019, Planning Board agenda for continued discussion and the applicants should bring in a copy of the filed map showing the original subdivision and a narrative explaining anything that has been done since that time so the Planning Board can determine a starting point for this proposed subdivision and possibly correct any conveyances that were not done previously.

Rushlow Subdivision

Jay Holbrook appeared with the applicant, Joshua Rushlow, to discuss his property located on Bussey Road. Mr. Holbrook explained that at some time in the 1970's there were 3 lots that were originally part of the adjacent farm. The person who bought the entire property retained ownership of one lot and intended to subdivide the balance of the property into 3 lots. A subdivision plan was drawn up but never submitted. The new owner then kept one lot and sold the other without obtaining a subdivision approval.

When Mr. Rushlow bought his property in February of 2018, through the house location survey and title search it was discovered that this was an illegal subdivision but he closed on the property regardless. He is now seeking to clear it up so he can obtain a building permit for a proposed garage. Mr. Holbrook also indicated that the owner of the adjacent property is in agreement to participate to clear up the matter. Mr. Holbrook provided a plan showing the description of the properties. The neighbor's property description is the same as it was filed, however, the applicant's property will require a slight modification to the legal description which Mr. Holbrook will certify.

There was discussion regarding the plan. Each of the properties currently has a shed that does not meet the setback requirements. There is also a barn located on the adjacent property that does not meet setback requirements. Additionally, there is an abandoned cemetery located on the applicant's property.

It was suggested that the applicant's title insurance company should be notified regarding the problems that should have been identified during the title search and they may cover the costs associated with clearing up this matter.

There was lengthy discussion about how to try to address the problems that were identified. There was a suggestion of a revised map as a sketch plan with additional notes explaining this history. It was determined that there are 4 potential variances that may be needed as a condition precedent of the Planning Board ratifying the lot division line between lots 1 and 2. Two of those may be able to be resolved by relocating sheds, the remaining one is a barn that has existed since the 1940's and may require the application for a variance.

Mr. Holbrook will revise the map and return to the Planning Board on June 24, 2019, for further preliminary discussion and the codes enforcement officer will be advised of the Planning Board's interpretation of the situation.

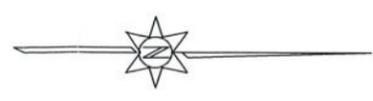
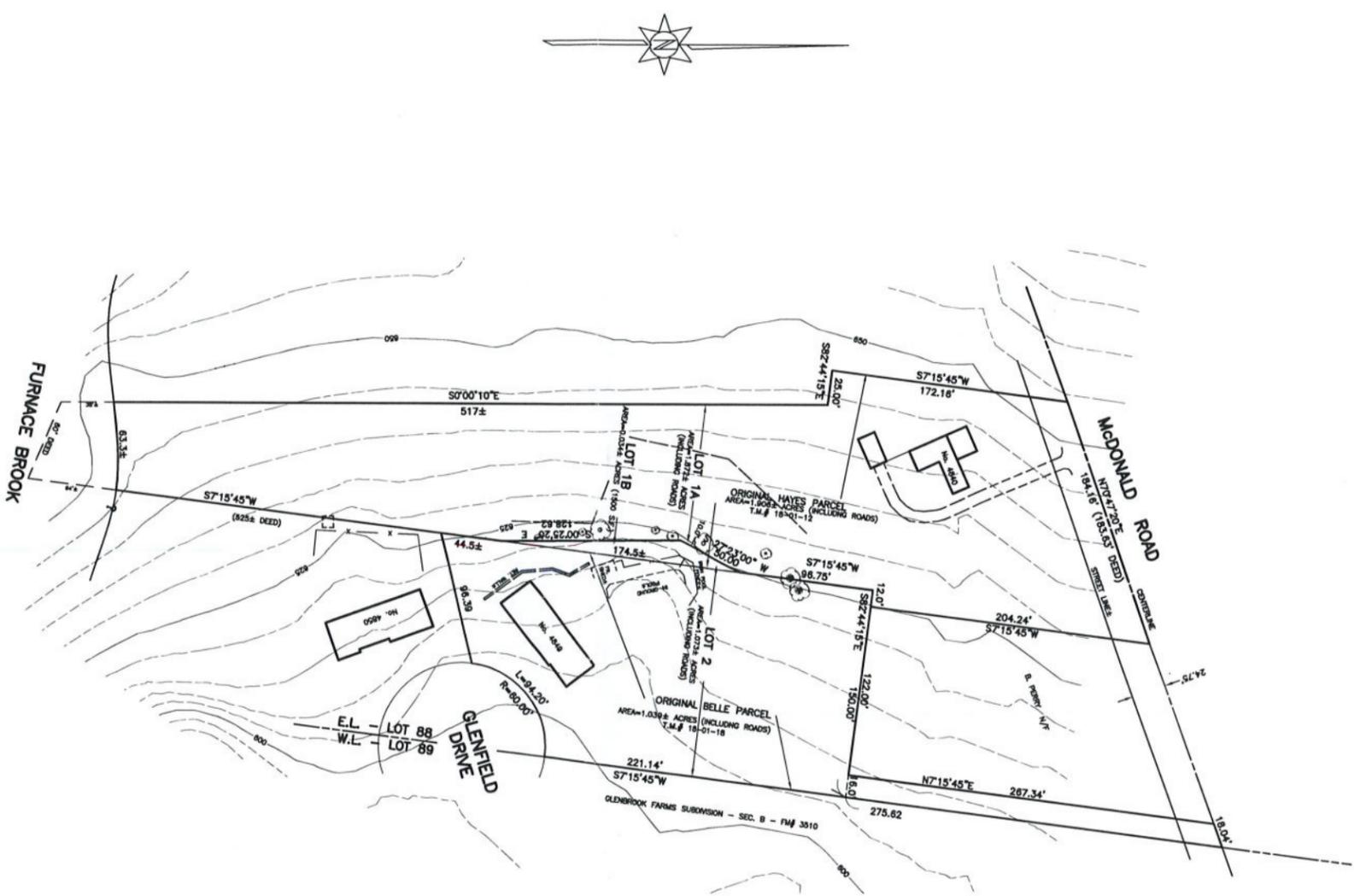
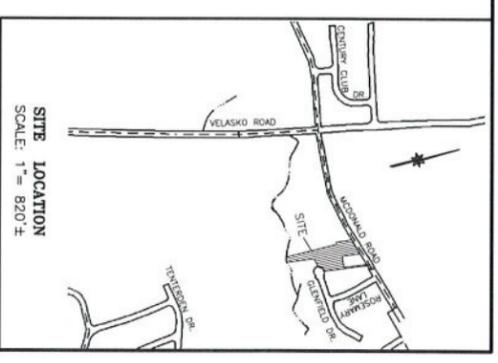
Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Mahaney, that after minor changes, the Board approve and accept the meeting minutes of the May 13, 2019, meeting. The motion passed with Ms. Campbell abstaining.

A motion was made by Mr. Fuller, seconded by Ms. Campbell, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 9:35 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary



MUNICIPAL APPROVAL

COUNTY HEALTH DEPARTMENT APPROVAL

I HEREBY APPROVE THIS TRACT MAP.

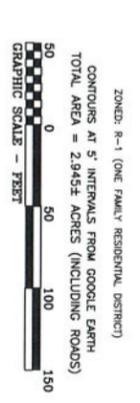
JOHN J. HAYES
4849 McDONALD ROAD
SYRACUSE, NY 13215

I HEREBY APPROVE THIS TRACT MAP.

SUZANNE M. BELLE
4849 GLENFIELD DRIVE
SYRACUSE, NY 13215

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ORIGINAL SURVEY OF THE PROPERTY AND WAS MADE WITHOUT SPOKE'S ENDORSED SEAL.

NOT A VALID SUBDIVISION WITHOUT RECORDING DATA OF THE MAP FILING WITH THE ONONDAGA COUNTY CLERK'S OFFICE.



NOTE: HAYES PARCEL SUBDIVIDED INTO LOTS 1A AND LOT 1B FOR CONVEYANCE PURPOSES ONLY. THEN LOT 1B IS TO BE CONVERTED FROM HAYES AND COMBINED WITH THE ADJACENT BELLE PARCEL, TO CREATE LOT 2. A RECOMBINED OF FINAL SUBDIVISION APPROVED BY CLERK'S OFFICE WITHIN 30 DAYS OF FINAL MAP AND DEEDS BEING DULY FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE.

CONTINGUOUS AT 5' INTERVALS FROM GOOGLE EARTH
TOTAL AREA = 2.9452 ACRES (INCLUDING ROADS)

ZONED: R-1 (ONE FAMILY RESIDENTIAL DISTRICT)

DATE: 3-14-2019 FILE: ROLL 18-1-9 B/P:

REVISIONS	DATE	FILE	SCALE	1" = 50'	B/P:
1	4-4-2019	ADJ LOT 1B & TREES	5	6-10-2019	"FINAL"
2	4-23-2019	TOPO			
3	5-13-2019	NAME: BRG			

COTTRILL LAND SURVEYORS, PC
7308 STATE RTE 173, MANLIUS, NY 13104
(315)982-8121, WWW.COTTRILLSURVEYORS.COM